



CHARLES COUNTY GOVERNMENT

Department of Planning & Growth Management

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Hughesville Village Zoning

Charles County is working to develop new zoning for the Village of Hughesville. The purpose of the zoning is to promote a traditional, walkable pattern of development in the village, as envisioned by the Hughesville Village Revitalization Plan. The new zoning will promote the transformation of Old Leonardtown Road into a pedestrian-friendly "Main Street"; help promote redevelopment of existing properties; allow for supporting residential uses; and promote employment for the village and surrounding area by maintaining existing industrial land for this purpose. The Revitalization Plan recommends new zoning, as the current Village zoning presents hindrances to the vision of the Plan for this walkable village.

The county has been working with a consulting team and members of the public to prepare the draft zoning. As part of the process, two public meetings were held on July 14, 2015 and October 13, 2015 to obtain input on proposed zoning concepts. The proposed Hughesville Village Zoning District consists of four zoning categories: Core, Gateway, Residential, and Employment. The map on the other side of this letter shows the areas proposed to be rezoned, as well as a map of the current zoning.

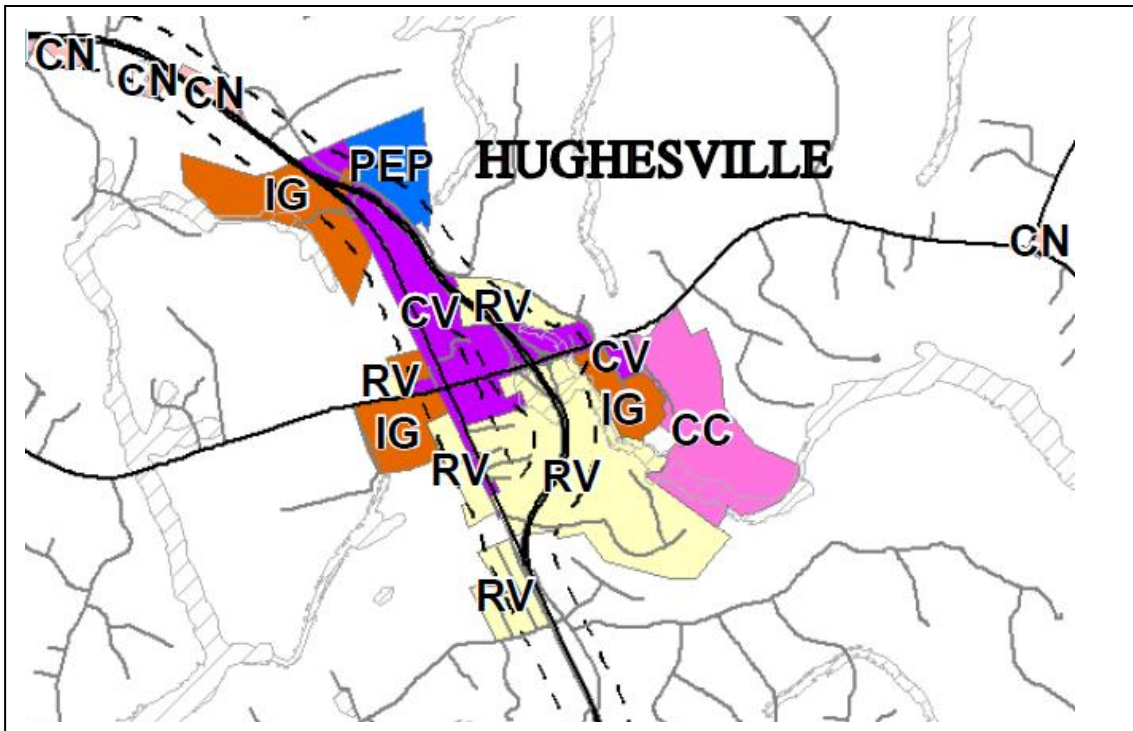
The County is reaching out to Village property owners and other county residents to invite them to review and provide input on the draft zoning text and map. The draft zoning is posted on the Hughesville Village page of the county's website at <http://www.charlescountymd.gov/pgm/planning/hughesville-village-revitalization-plan-and-implementation>. The county is offering this additional opportunity for public input in advance of the required public hearings before the County Planning Commission and Board of Commissioners. You will also have the opportunity to provide comment at these future hearings as well.

You may send comments to Amy Blessinger, Planner III, by email at BlessingA@CharlesCountyMD.gov or by regular mail to: Charles County Government, Attn: Planning Division, P.O. Box 2150, 200 Baltimore Street, La Plata, MD 20646. Please provide any comments or input you have by **January 13, 2017**. After this date, the draft zoning will be prepared for the Planning Commission public hearing. If you have any questions or would like further information, please contact Amy, or you may visit the Hughesville Village webpage.

Equal Opportunity Employer

It is the policy of Charles County to provide equal employment opportunity to all persons regardless of race, color, sex, age, national origin, religious or political affiliation or opinion, disability, marital status, sexual orientation, genetic information, gender identity or expression, or any other status protected by law.

Current Zoning



Proposed New Zoning (note, the PEP, CN, and CC zoning will remain the same)

